065.0	0004	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	827,700 / 827,700
					USE VALUE:	827,700 / 827,700
					ASSESSED:	827,700 / 827,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARMA PRIYANKA &
Owner 2:	MANOHAR VINEET
Owner 3:	
Street 1:	15 KIMBALL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YIP THOMAS Y W -
Owner 2:	HO JOYCE Y H -
Street 1:	15 KIMBALL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,613 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Clapboard Exterior and 2552 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7613.000	373,400	400	453,900	827,700
Total Card	0.175	373,400	400	453,900	827,700
Total Parcel	0.175	373,400	400	453,900	827,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.28 | /Parcel: 324.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 154200

GIS Ref

GIS Ref

Insp Date 11/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0008.A

!5614!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,400	400	7,613.	453,900	827,700	827,700	Year End Roll	12/18/2019
2019	101	FV	299,700	500	7,613.	421,500	721,700	721,700	Year End Roll	1/3/2019
2018	101	FV	299,700	500	7,613.	421,500	721,700	721,700	Year End Roll	12/20/2017
2017	101	FV	299,700	500	7,613.	369,600	669,800	669,800	Year End Roll	1/3/2017
2016	101	FV	299,700	500	7,613.	337,200	637,400	637,400	Year End	1/4/2016
2015	101	FV	298,500	500	7,613.	298,300	597,300	597,300	Year End Roll	12/11/2014
2014	101	FV	298,500	500	7,613.	282,000	581,000	581,000	Year End Roll	12/16/2013
2013	101	FV	298,500	500	7,613.	268,400	567,400	567,400		12/13/2012

PRINT

Date	Time
12/10/20	20:28:37

LAST REV

Date	Time
04/16/19	14:50:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YIP THOMAS Y W,	64119-341		8/22/2014		751,000	No	No		
	21268-70		7/1/1991	Forclosure	290,000	No	No		Y

USER DEFINED

Prior Id # 1:	154200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	189	PATRIOT
10/12/2000	Mailer Sent		
10/12/1999	Meas/Inspect	256	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7613		Sq. Ft.	Site		0	70.	0.85	12									453,874						453,900	

Total AC/HA: 0.17477 | Total SF/SM: 7613 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,874 | Spl Credit | Total: 453,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19858932
Const Adj.:	0.99495000
Adj $ / SQ:	149.067
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453711
Depreciation:	80307
Depreciated Total:	373404

COMMENTS

PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

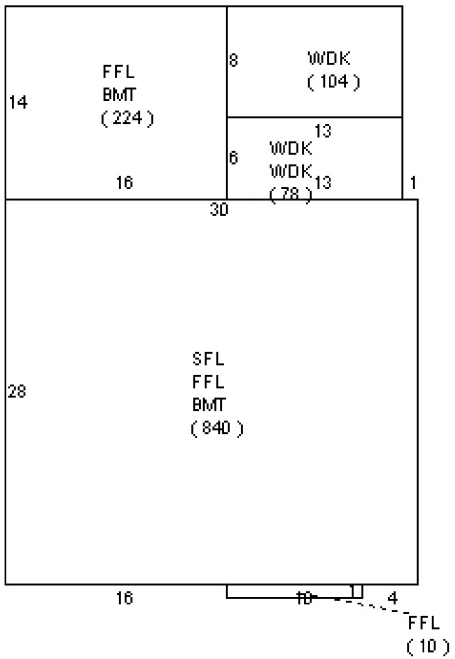
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.07
Special Features:	0	Val/Su Net:	115.32
Final Total:	373400	Val/Su SzAd	195.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,074	149.070	160,098
BMT	Basement	1,064	66.590	70,850
SFL	Second Floor	840	149.070	125,216
WDK	Deck	260	9.800	2,547
	Net Sketched Area:	3,238	Total:	358,711
Size Ad	1914	Gross Are	3238	FinArea 2552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X13	A	AV	1975	5.13	T	35.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400